

Monterey County

*Monterey County Planning Commission
Monterey County Government Center - Board of Supervisors Chambers
168 W. Alisal St.
Salinas, CA 93901*



Meeting Agenda - Final

Wednesday, January 29, 2020

9:00 AM

Monterey County Planning Commission

*Paul Getzelman, Chair
Amy Roberts, Vice-Chair
Brandon Swanson, Secretary*

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission's alternative actions on any matter before it.

BREAKS will be taken approximately at 10:15 a.m. and 3:00 p.m.

DOCUMENT DISTRIBUTION: Documents relating to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency, Monterey County Government Center – Schilling Campus, 1441 Schilling Place – South, 2nd Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Planning Commission will be available at the meeting.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Resource Management Agency at (831) 755-5025.

All documents submitted by the public on the day of the hearing should have no fewer than 18 copies.

The Planning Commission Clerk must receive all materials for the agenda packet by noon on the Tuesday one week prior to the Wednesday Planning Commission meeting in order for the materials to be included in the agenda packet distributed in advance to the Commission.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:00 A.M. - CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Ana Ambriz	Paul C. Getzelman
Richard Coffelt	Ernesto G. Gonzalez
Melissa Dufflock	Francisco Javier Mendoza
Martha Diehl	Amy Roberts
Etna Monsalve	Katharine Daniels

PUBLIC COMMENTS

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

ACCEPTANCE OF MINUTES

- A.** MIN 20-002 Acceptance of the April 24, 2019 Planning Commission Meeting Minutes.

Attachments: [Draft PC Minutes 042419](#)

9:00 A.M. – SCHEDULED MATTERS

- 1.** PC 20-002 **PLN150372 - RIVER VIEW AT LAS PALMAS ASSISTED LIVING SENIOR FACILITY**
Continue PLN150372 to February 12, 2020, for consideration of a recommendation to the Board of Supervisors of an Amendment to the text of the Las Palmas Ranch Specific Plan and a Combined Development Permit to allow construction and operation of an approximately 90,000 square foot assisted living facility.
Project Location: 15.74-acre lot within Las Palmas Subdivision #1, south of River Road and west of Country Park Road, within the Las Palmas Ranch Specific Plan, approximately 1.25 miles west of Spreckels and 0.5 miles east of State Highway 68, Toro Area Plan

Attachments: [Staff Report](#)

2. PC 20-003

PLN180434 - HALEY

Public hearing to consider a Lot Line Adjustment dividing three (3) lots totaling 17,956 square feet into two (2) lots resulting in a 9,369 square foot lot (Lot A) and a 8,587 square foot lot (Lot B); demolish an existing single-family dwelling; construct a new one-story single-family dwelling on resulting Lot A (approx.. 3,270 square feet total); and remodel an existing 1,090 square foot one-story single-family dwelling on resulting Lot B.

Project Location: 26226 Isabella Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA Action: Consider and adopt a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Plan pursuant to Section 15074 of the CEQA Guidelines

Attachments: [Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Vicinity Map](#)

[Exhibit C - Carmel Highlands LUAC minutes for November 5, 2018](#)

[Exhibit D - Final Initial Study-Mitigated Negative Declaration](#)

9:45 A.M. – SCHEDULED MATTERS

3. PC 20-001

Workshop to receive oral presentations and information on Climate Change Hazards (e.g., Sea Level Rise) including review of the Coastal Commission guidance, Coastal resiliency studies prepared by the Association of Monterey Bay Area Governments, and how these plans impact land use planning, ordinance development, and development review in Monterey County.

Project Location: Coastal Zone

Proposed CEQA action: Statutorily Exempt per CEQA Guidelines section 15262

Attachments: [Staff Report](#)

[Exhibit A - Discussion](#)

[Exhibit B - Monterey County Hazard Mitigation Plan Excerpts](#)

[Exhibit C - CA Coastal Commission Sea Level Rise Policy Guidance 2018](#)

[Exhibit D - Moss Landing Coastal Climate Change Vulnerability Report 2017](#)

[Exhibit E - Projected Seal Level Rise Scenarios](#)

[Exhibit F - Draft Policies \(2018\) presented to Moss Landing Community](#)

[Exhibit G - Central Coast Hwy 1 Climate Resiliency Study](#)

[Exhibit H - Hide Tide Tax](#)

[Exhibit I - Miscellaneous Documents](#)

4. PC 20-004

**MONTEREY COUNTY PLANNING COMMISSION NOMINATION
COMMITTEE**

Appointment by current Planning Commission Chair of a Nominating Committee for 2020 Chair and Vice Chair positions

OTHER MATTERS

5. PC 20-005 Commission selection of two Planning Commission members for participation in Citygate study of the Resource Management Agency (RMA)
6. PC 20-006 Report by Chief of Planning to Planning Commission on Administrative Interpretation:
 - Shared Parking on a first come first serve basis between The Barnyard Shopping Center and the South Carmel Rancho Property Owners Association (SCROPA) on the parking lots commonly known as “Carmel Rancho South” and Barnyard South”.
7. PC 20-007 Report by the Native American and Archaeological Resources Technical Advisory Panel Selection Sub-Committee on the number of statements of interest received from eligible participants

DEPARTMENT REPORT

ADJOURNMENT